



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206646

Applicant Name: Susan Dunshee

Address of Proposal: 303 17th Ave E

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use of an existing 3,762 square foot community center (Seattle Aids Support Group). The project includes surface parking for four vehicles.

The following approval is required:

Administrative Conditional Use - Institutions not meeting development standards.
(Chapter 23.45.122, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

The subject site is zoned Multifamily Residential Lowrise 3 (L3), and is located in the Capitol Hill neighborhood of Seattle. The property sits on the northwest corner of 17th Avenue E. and E. Thomas Street and contains 9,600 square feet. The site is currently home to the Seattle Aids

Support Group (SASG). The intersection of 17th Avenue E. and E. Thomas Street contains a parking lot for Group Health customers, an apartment building, and a duplex apartment building.

Proposal Description

The applicant proposes to establish the existing use of a community center. The primary focus of the community center is to provide a variety of support and discussion groups for individuals coping with the affects of HIV/AIDS. The site currently has parking for four vehicles off the adjacent alley.

Although the building has been used as a community center for SASG since 1989 the use was never legally established. Institutions, like SASG are allowed in multifamily zones but are subject to administrative conditional use (ACU) review when all the development standards are not met. This use requires more parking than what is available on site so it is subject to the ACU development standards and review process.

Public Comment

During the public comment period which ran from December 5, 2002 to December 28th 2002, many letters were received. A majority of those letters received by community members voiced their support for the project and praised the resources offered by SASG. One letter expressed concerns about traffic, parking, pollution and other environment impacts.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Pursuant to SMC Section 23.45.122 Standards for institutions other than public schools not meeting developments standards established in section 23.45.090 of the Seattle Municipal Code (SMC) may be permitted as an administrative conditional use. The portions of the section 23.45.122 which are relevant will be discussed below.

1. Bulk and Siting

Section 23.45.122.A allows the Director to modify the applicable development standards for modulation, landscaping, provision of open space, and structure width, depth and setbacks. In determining whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposal institution with the residential scale and character of the surrounding area.

The existing building was originally constructed in 1906 as a two-story single family residence. Since the SASG has been located in the structure the exterior façade has not been noticeably altered. Though the existing structure is a large single family house it is not out of scale with its surroundings. To the north, along 17th Ave. E., the development is primarily with single family homes from the early to mid 1900's. South the project site across E. Thomas Street, the development predominantly of multifamily structures. As the project proposal does not include any additions no bulk and siting impacts are anticipated.

2. Dispersion

The land use code requires institutions to be at least 600' away from other institutions. The proposed SASG facility meets this criteria out right.

3. Noise

The director has the authority to conditions the permit in order to mitigate potential noise problems. The majority of the support groups offered by SASG occur during evening and are held indoors. As a result no noise impacts anticipated with establishing this use.

4. Transportation plan

A transportation plan is required for all institutions larger than 4,000 square feet or have a parking requirement equal or greater than 20 space. The existing building is 3,762 square feet in size with a parking requirement of 11 spaces and thus does not require a transportation plan. However due to the high traffic volume of the Capitol Hill neighborhood traffic was considered during the review of this application. There was a concern that the community center use would exacerbate an already strained parking situation in the neighborhood. After further research into the parking and traffic patterns of the surrounding area and facility functions it was determined that the community center would not warrant conditioning with regard to parking issues. The majority of the groups held at SASG occur between 6 and 9 in the evening. There are many parking lots sprinkled through out the surrounding neighborhood to supply Group Health Hospital. Those parking lots are regulated until 6pm and then available for any member of the public to use. As a result it is unlikely that formally establishing SASG facility will cause an undue strain on the on street parking supply.

DECISION- ADMINISTRATIVE CONDITIONAL USE

Granted.

CONDITIONS

1. Prior to issuance of the MUP SASG must submit an agreement to DCLU which outlines the how the institution will encourage alternative modes of transportation by its participants. This plan must meet the requirements of section 23.45.122.D3d and be approved by DCLU planner, Glenda Warmoth or her successor.

Signature: (signature on file) Date: April 3, 2003
Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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